

BALTIMORE COUNTY, MARYLAND
Inter-office Correspondence

TO: Memo to the file
DATE: January 27, 1998
FROM: Lawrence E. Schmidt
Zoning Commissioner
SUBJECT: Case No. 91-204-XA
petitions for Special Exception and Variance
Sonne Gowda, Petitioner

This matter had originally come in for a public hearing on or about January 29, 1991 before then Zoning Commissioner, J. Robert Haines. Notes in the file indicates that the Petitioner, Sonne Gowda, appeared and requested a postponement which was granted in open hearing. The matter was continued and to be rescheduled only upon request of the Petitioner. There has been no request for rescheduling of the case. Despite efforts, the Office of Permits and Development Management has been unable to locate the Petitioner. The petition is stale and the matter should be considered closed.

LES:mm

Larry
Carl couldn't get in
touch with anyone for
this case - Wants to
know if you can just
dismiss it.
Sophia
1-12-98

ATTACHMENT B.

Existing residential use building in R O zoning is being converted to group child care center. To up grade existing structure to proposed use with out the approval of the requested variances result practical difficulty and unreasonable hard ship. Strict compliance with the requirement will render unnecessary burden. We there fore request approval of variances requested.

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-204-XA
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the
Herein described property for
GROUP CHILD DAY CARE CENTER
CLASS 'B'

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Attorney's Telephone No.: 244-8448
12210 CLEGHORN RD 252-1905
COCKEYSVILLE, MD 21030
12210 CLEGHORN RD 252-1905
COCKEYSVILLE, MD 21030

ORDERED By The Zoning Commissioner of Baltimore County, this 29 day of Jan, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29 day of Jan, 1991, at 10 o'clock A.M.

FILED 10/19/90 BY JLL
ANY TIME OR DAY
12 HR. WORK TIME
Z.C.O.-No. 1

(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 1/11/91
Posted for: Special Exception & Variance
Petitioner: Sonne Gowda & Krishna B. Reddy
Location of property: 115 Remond St., 201 E York Rd.
Location of Sign: 115 Remond St., across 13th Ave. Loc. 1
Remarks: Property of Petitioner
Posted by: [Signature] Date of return: 1/15/91
Number of Signs: 2

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-204-XA
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section SEE ATTACHMENT A

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHMENT B

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Attorney's Telephone No.: 12210 CLEGHORN RD 252-1905
COCKEYSVILLE, MD 21030

ORDERED By The Zoning Commissioner of Baltimore County, this 29 day of Jan, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29 day of Jan, 1991, at 10 o'clock A.M.

FILED 10/19/90 BY JLL
ANY TIME OR DAY
12 HR. WORK TIME

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-3, 1991
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12-20, 1990

TOWSON TIMES,

S. Zeke Olson
Publisher

\$ 102.41

ATTACHMENT A.

VARIANCES REQUESTED:

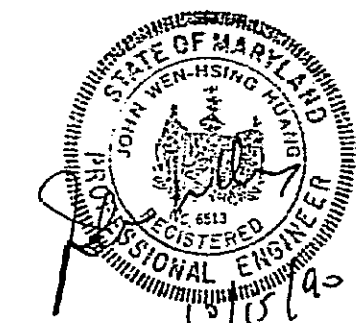
- From S 409.4A to permit 10.3' in lieu of reqd. 20.0' drive aisle.
- From S 409.8 A.5 to permit a variance from turn around.
- From S 409.8 A.4 to permit 4.0' in lieu of 10.0' parking from street R/W
- To permit a free standing non-illuminated double faced sign of 40 sq. ft. total in lieu of the permitted 8 sq. ft. From S 424.6 B.
- From V. B. 2 (CMDF). To permit a 39.0' front setback in lieu of reqd 40.0', to permit a side setbacks of 8.3' and 10.3' with a sum of 19.2' in lieu of reqd. 20.0' and from S 301.1 and V.B. 2 to permit an open projection in the side yard with a setback of 4.0' in lieu of reqd. 15.0'.

ZONING DESCRIPTION 91-204-XA

Beginning at a point on the north of Deneison street, which is 40 feet wide, at a distance of 308 feet east of the center line of the nearest improved intersecting street, York Road, which is 66 feet wide. Thence the following courses and distances:

N 12° 04' W. 200 FEET
N 77° 56' E. 75 FEET
S 12° 04' E 200 FEET
S 77° 56' W. 75 FEET

Being lot # 4, Block #---, Section #---
in the subdivision of ---
as recorded in the Baltimore County Plat book #---,
Folio # 464 / Liber. No 8301. Containing 15,000 square feet.
Also known as No 4. Deneison St. Timonium MD. 21093.
and located in the 8th Election District.



TOWSON, MD., 1-3, 1991

THE JEFFERSONIAN

S. Zehe Orlin
Publiker

\$ 102.41

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations, will hold a public hearing on the application of identified herein for a change of zoning from R-1 to C-1 at City Building, located at 111 W. Chesapeake Avenue, Room 609, Baltimore 21201 as follows:

Case number: A1-204-XA
N/S Denison Street, Block 308F at combination of York Road & N/S Denison Street
8th Election District
4th Concessionaire
Applicant: James Sorne Gowers & Kristina B. Ready
Hearing Dates: Tuesday, May 17, 1993 at 10:00 a.m.

Special Exception: for group child day care center, Class "D." Variance(s) to permit: 1. to allow the building to be used as a drive aisle; to permit a variance from turn-around; to permit a 4 ft increase in height of the front right-of-way; to permit a free standing non-stimulated double-sided sign; to permit a portion of the permitted sign; i.e., to permit a 3 ft x 3 ft front billboard in lieu of the required 4 ft x 3 ft billboard; to permit setbacks of 8' or less; and 10.3 which requires a minimum setback of 20 ft.; and to permit an open projection in the side yard with a maximum depth of 4 ft. In need of hearing is \$15 ft.

Zoning Commissioner of Baltimore County

Dated: _____
WIT/12297

DEED — SEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

DEED — FREE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

91-2

This Deed, MADE THIS 26th day of September

~~√~~ In the year one thousand nine hundred and eighty-nine by and between
~~√~~ ELIZABETH A. WINCHESTER (formerly known as ELIZABETH A. AGRO), party
~~√~~ of the first part, and
~~√~~ SONNE C. GOWDA and KRISHNA B. REDDY, parties
 of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100THS -----DOLLARS (\$187,500.00), the receipt of which is hereby acknowledged

the said party of the first part

do es grant and convey to the said parties of the second part, Tenants in common and not as joint tenants

personal representatives ~~of the estate~~ and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property described in a Deed dated December 5, 1979 and recorded among the Land Records of Baltimore County in liber 6131 folio 066 which was granted and conveyed by ANTHONY J. AGRO and ELIZABETH A. AGRO, unto the said party of the first part.

by ARTHUR J. AGHO and SAMUEL A. ...

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
10-13-89
DATE
DEED
SA CLERK
1891.00
98789 CO02 R02 T13
10/18/

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE JR DATE 10-13-89

937.0 937.0 [07]*****300000: a 9138A


LIBR 8 3 0 1 PAGE 4 6 5

Long Description: 01 704-X

[illegible]

SAVING AND EXCEPTION. However, all that parcel of the aforesaid lot that was granted and conveyed by deed dated February 14, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2661, Folio 125, etc., from Joshua T. Kelley and Mary A. Kelley, his wife, to the County Commissioners of Baltimore County which parcel comprises a part of the block of Dorset Street, is a grant, etc.

SAVING AND ERECTING, however, all that parcel of the aforesaid lot that was granted and conveyed by deed dated February 15, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2651, Folio 155, etc., from Joshua T. Kelley and Mary A. Kelley, his wife, to the County Commissioners of Baltimore County which parcel comprises a part of the bed of Douglas Street, as a matter, etc.

 Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

987-3353

DATE: 1/2/91

Somn Gowda
Krishna B. Reddy
12210 Cleghorn Road
Cockeysville, Maryland 21030

RE:
CASE NUMBER: 91-204-XA
N/S Denaison Street, 308' E of centerline of York
(#4 Denaison Street)
8th Election District - 4th Councilmanic
Petitioner(s): Sonne Gowda & Krishna B. Reddy
HEARING: TUESDAY, JANUARY 29, 1991 at 10:00 a.m.

Dear Petitioner(s):


Please be advised that \$ 127.41 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Lalith Gedhū

 Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 6, 1991

VOICE OF HEART

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 91-204-XA
N/S Denison Street, 308' E of centerline of York Road
(#4 Denison Street)
8th Election District - 4th Councilmanic
Petitioner(s): Sonnie Gowda & Krishna B. Reddy
HEARING: THURSDAY, JANUARY 29, 1991 at 10:00 a.m.

Special Exception for a group child day care center, Class "B". Variances to permit 10.3 ft. in lieu of required 20 ft. drive aisle; to permit a variance from turn-around; to permit a 4 ft. in lieu of 10 ft. parking from street right-of-way; to permit a free-standing non-illuminated double-faced sign of 40 sq. ft. total in lieu of the permitted 8 sq. ft.; to permit a 39 ft. front setback in lieu of required 40 ft., to permit side setbacks of 8.9 ft. and 10.3 ft. with a sum of 19.2 ft. in lieu of required 20 ft.; and to permit an open projection in the side yard with a setback of 4 ft. in lieu of required 15 ft.

J. R. D. Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Sonse Gowda, et al
Jalith Gadhia, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 22, 1991

Lalith Gadhia, Esquire
355 N. Calvert Street
Baltimore, MD 21202

RE: Item No. 169, Case No. 91-204-XA
Petitioner: Sonne Gowda
Petition for Zoning Variance and
Special Exception

Dear Mr. Gadhia:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Sonne Gowda
12210 Clegghorn Road
Cockeysville, MD 21030

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
8th day of November, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Sonne Gowda, et ux

Petitioner's Attorney: Lalith Gadhia

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: January 7, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Sonne Gowda, Item No. 169

The petitioner requests a Special Exception for a group child day care center, Class B, and variances to several setback requirements.

While this office recognizes the need for child care facilities within the Hunt Valley-Timonium employment corridor, the applicant's site is inappropriate for such a use due to the following factors:

- Parking in the front of the property would be incompatible with adjacent uses and not within the spirit, goals, and intent of the R.O. zone.
- The setback variances are indicative of the fact that the lot is narrow and close to adjacent buildings. Staff believes the applicant's proposal would result in an overuse of the property.
- The use to the rear of this property, immediately adjacent to the designated play areas, is a loading area for a grocery store within the Padonia Shopping Center.

In summary, staff recommends that the petitioner's request be denied for the above-mentioned reasons. It appears a more appropriate use of this property would be an office for a lawyer, accountant, or other professional person.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM169/ZAC1

received
1/8/91

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

401 Bosley Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-5784

December 10, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item #169
Property Owner:
Location:

Existing Zoning:
Proposed Zoning:

Area:

ZAC November 7, 1990
Sonne Gowda & Krishna B. Reddy
N. side Deneison Street
308' east of York Road
R.O.
Special Exception for a
group child care
center, Class B
8th Election District
4th Councilmanic District

Dear Mr. Haines:

The proposed special exception for a child care center should have a safe offstreet loading area for children.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lab

received
12/13/90

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reineke
Chief

OCTOBER 30, 1990

Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: SONNE GOWDA AND KRISHNA B. REDDY

Location: #4 DENEISON STREET

Item No.: 169 Zoning Agenda: NOVEMBER 7, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 10. SEE TABLE 10-7.1.6.1 FOR HEIGHT AND CONSTRUCTION LIMITS.

REVIEWER: *Paul H. Reineke* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

received
11/24/90

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

October 30, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES C-2-B

SUBJECT: ZONING ITEM #: 169
PROPERTY OWNER: Sonne Gowda & Krishna B. Reddy

LOCATION: N/S Deneison Street, 308' E of centerline of York Road (#4 Deneison Street)
ELECTION DISTRICT: 8th
COUNCILMANIC DISTRICT: 4th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

(X) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

(X) PARKING LOCATION (X) RAMPS (degree slope)
(X) NUMBER PARKING SPACES (X) CURB CUTS
(X) BUILDING ACCESS (X) SIGNAGE

(X) PLAN ~~DOES~~ DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

(X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

(X) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

(X) OTHER "Use Group under the building code, See Section 304.1.1, Section 307.3.1 Please have your architect of record review your construction plans and PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88. make any necessary changes from R-3 residential requirements to the proposed new Use Group either "E" of I-2. Have him review the exits, structural loading, (OVER)

Continued:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: October 26, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for November 7, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 147, 149, 161, 162 and 163. Also, we have no comments on items 102 and 112.

Items 143 revised and 148 County Review Group meetings are required.

For Item 169, a County Review Group Meeting may be required. Deneison Street is proposed as a 20-foot paving section on a 50-foot right-of-way (5 foot widening is required). Driveway from the proposed parking area is directed to rear of adjacent lot #4.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:c

91-204-XA

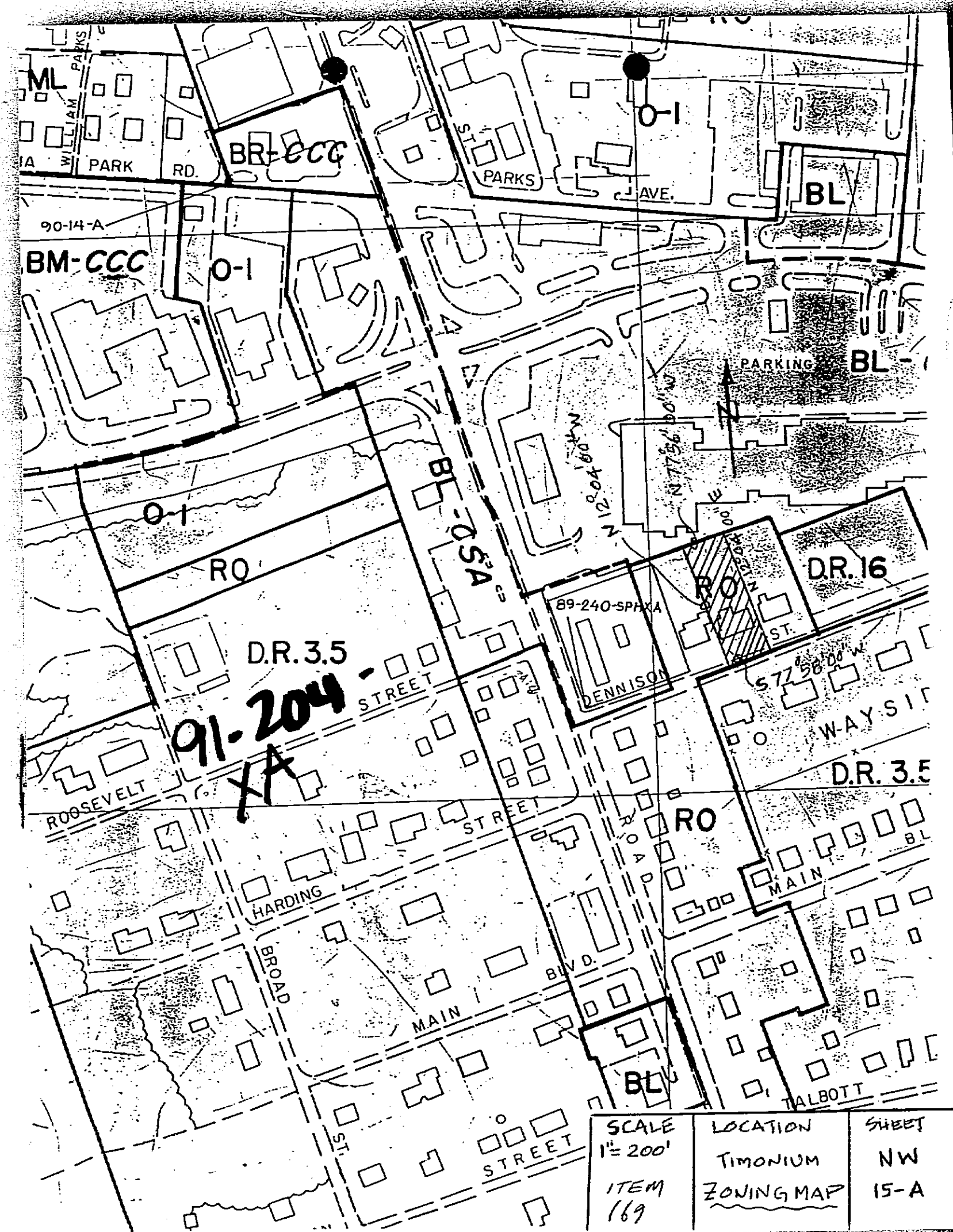
1-29-91

Lois L. Taylor, P.
approved. No protest

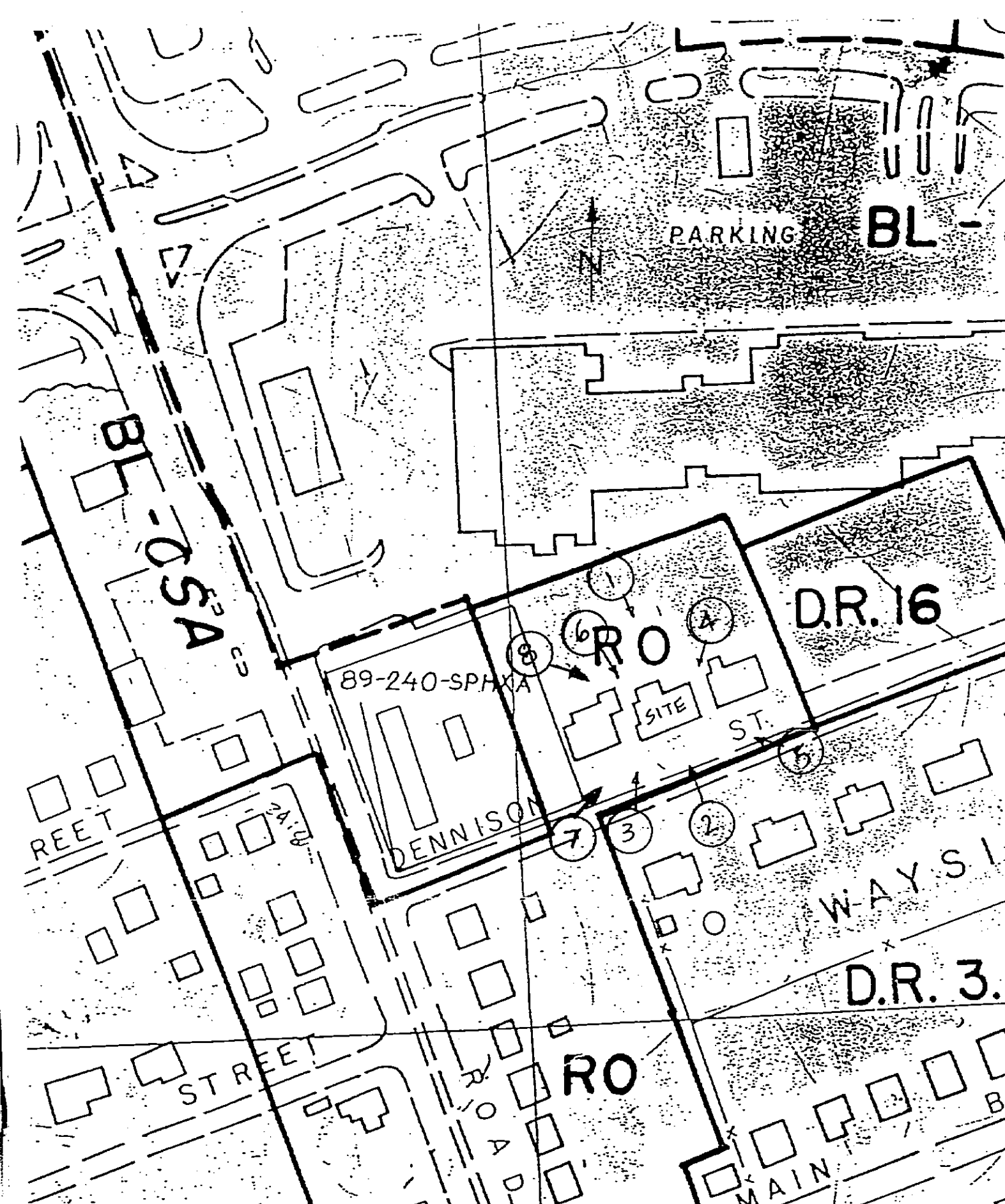
Requested a postponement.
His requested letter re:
meeting case.

- Had receipt.

Attended
George S. S. S.
17 Deneison St.
Fin. 21093



CASE #: 91-204-XA

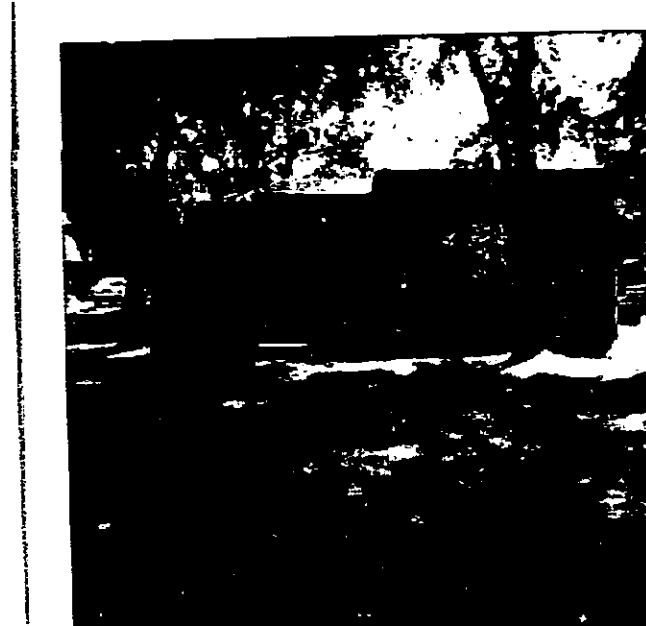


NOTE: PHOTOS 1 THRU 8
SHOWING VARIOUS
ELEVATIONS OF BLDG
UNDER CONSIDERATION

PHOTO LOCATION PLAN
PLAN: NOT TO SCALE
NO. 4 DENNIS ST.
TIMONIUM 21093
OWNER: 801-252-1905

PETITIONER'S EXHIBIT # _____

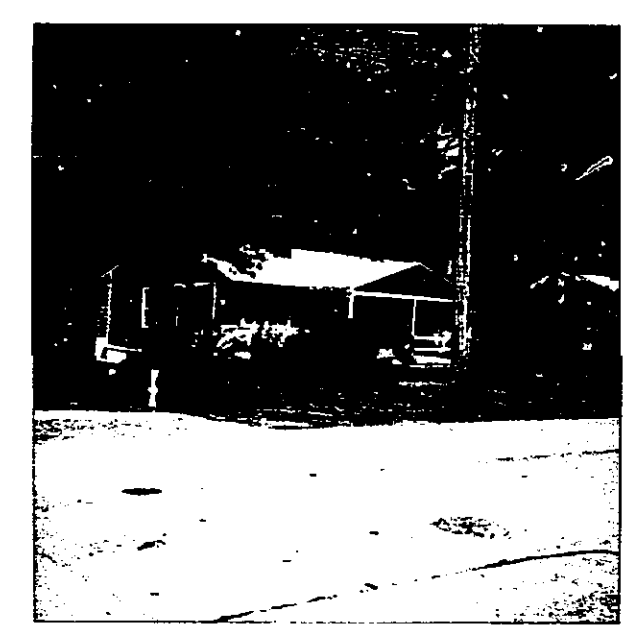
CASE #: 91-204-XA



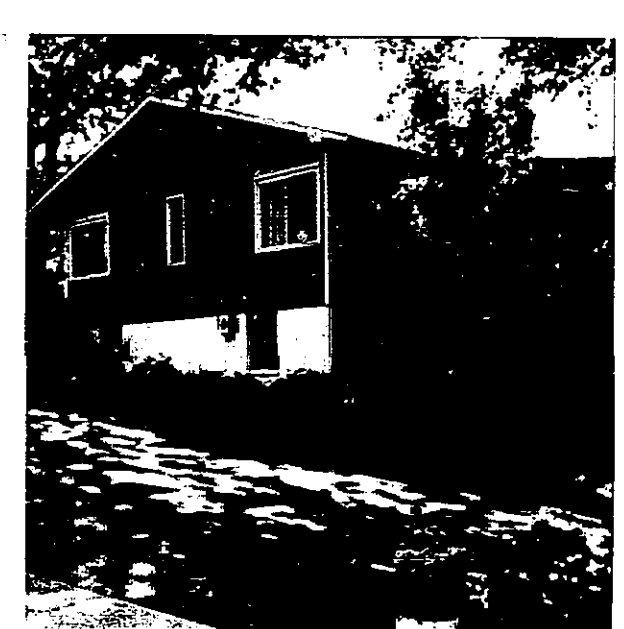
① REAR ELEVATION



② FRONT ELEVATION



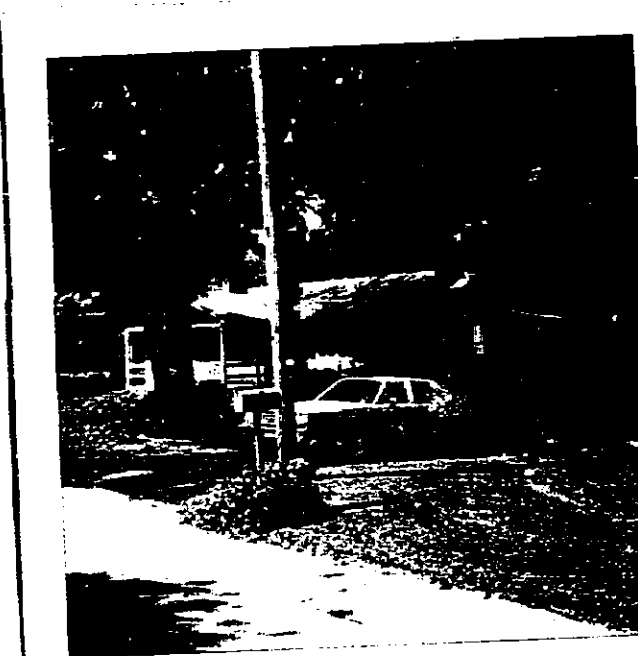
③ SOUTH-WEST ELEVATION CLOSE UP



④ NORTH-EAST ELEVATION

PETITIONER'S EXHIBIT # _____

CASE #: 91-204-XA



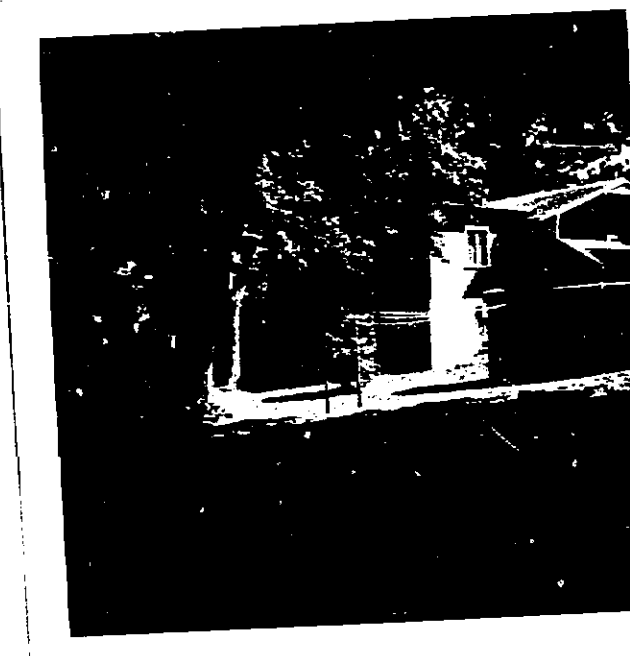
⑤ SOUTH-EAST ELEVATION



⑥ NORTH-WEST ELEVATION CLOSE UP



⑦ SOUTH-WEST VIEW



⑧ NORTH-WEST VIEW

PETITIONER'S EXHIBIT # _____

NOTE:

SITE INFORMATION SHOWN
IS TAKEN FROM SITE SURVEY PLAN
BY JOHN HUANG & ASSOCIATES, INC.
CONSULTING ENGINEERS
12806 PONDAROSA LANE
GLENHART, MD 21057
(301) 592-7486

OPEN SPACE
(WOODED)

CROWN GAS
STATION
(OPEN SPACE)

RESIDENTIAL HOUSE
EX. 1 STORY BRICK BLDG.
NO. 2, DENBISON ST.
L 2257
F 23
HT. OF BLDG. 18'±

LAWN

LARGE CLIMBER

SAND BOX

FENCED PLAYGROUND

OPEN SPACE

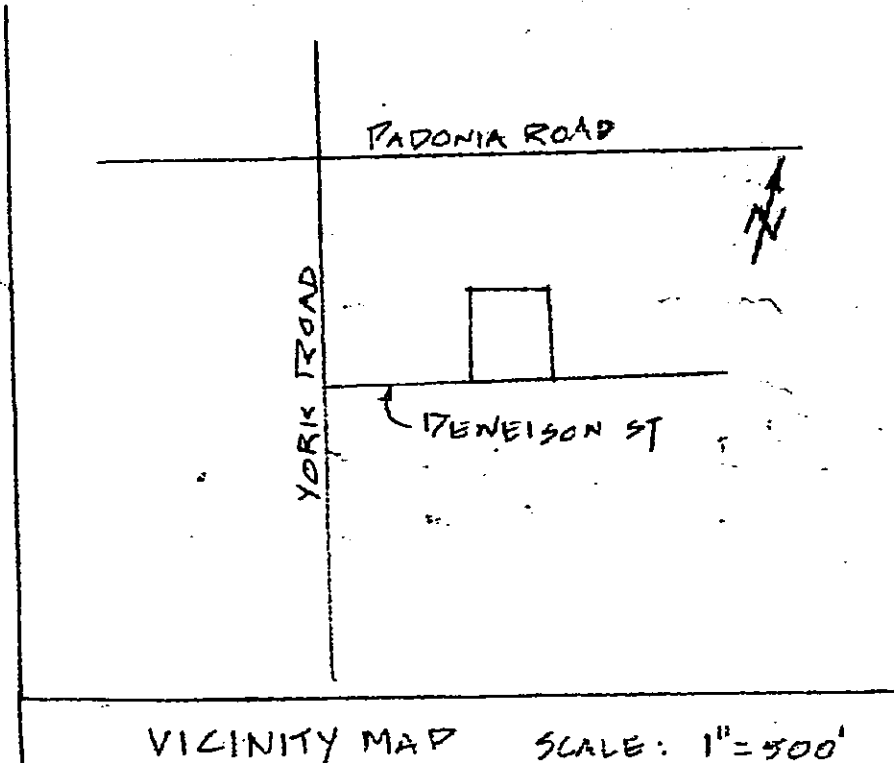
RESIDENTIAL HOUSE

PROPOSED SIGN

RESIDENTIAL HOUSE
CARL G. KOONTE
BEULAH M. KOONTE

EX. 1 STORY BR. BLDG.
NO. 6 DENBISON ST.
FOLIO: 08
LIBER: 066
HT. OF BLDG. 18'±

(LAWN)



LEGEND: ▲ FLOOD LIGHT

GENERAL NOTES:

1. TAX NO. 08-01-01517
2. OWNER: S. GOWDA & K. REDDY
3. ZONED: RO
4. LIBER: 8301
5. FOLIO: 464
6. DEED: 007-300000: A
7. PERMIT APPLIED FOR CHILD CARE CENTER
8. 40 CHILDREN - CLASS "B"
9. PARKING SPACES REQUIRED = 4 NOS. (4 STAFF)
10. PARKING SPACES PROVIDED = 10 NOS.
11. GROSS AREA: 0.375 AC.
12. NET AREA: 0.344 AC.
13. PLAY AREA REQUIRED: 1,500 SF
14. PLAY AREA PROVIDED: 6,500 SF
15. USABLE FLOOR AREA REQ. = 40 X 35 = 1400 SF
16. USABLE FL. AREA PROVIDED: 1730 SF
17. PAVING TYPE = MACADAM
18. FL. AREA RATIO = $\frac{1730}{1400} = 1.236$
19. CHILD CARE CENTER (40 CHILDREN)
20. NUMBER OF P.S. REQUIRED = 4
21. NUMBER OF EMPLOYEES = 4
22. WORKING HRS: 6AM - 7PM
23. AVERAGE DAILY TRIPS = 44 X 2 = 88 TRIPS/DAY
24. PARKING WILL BE PERMANENTLY STRIPED
25. NO OTHER USES EXISTING OR PROPOSED AT THIS TIME ON SITE

VARIANCE REQUESTED:

1. FROM S 409.4A TO PERMIT 10.3' IN LIEU OF REQ. 20.0' DRIVE AISLE
2. FROM S 409.8 A-5 REQUEST A VARIANCE FROM TURN AROUND
3. FROM S 409.8 A-4 TO PERMIT 4'-0" IN LIEU OF 10'-0" PARKING FROM STREET R/W
4. TO PERMIT A FREE STANDING NON-ILLUMINATED DOUBLE FACED SIGN OF 40 SF TOTAL IN LIEU OF THE PERMITTED 8 SF FROM S 424.6-B
5. FROM V.B. 2 (CWD) AND 3011 BCER TO PERMIT A 32'-0" FRONT SETBACK IN LIEU OF REQUIRED 40'-0" TO PERMIT A SIDE SETBACKS OF 8'-0" & 10'-0" WITH A SUM OF 18'-0" IN LIEU OF REQ. 20'-0" AND FROM S 3011 & V.B. 2 TO PERMIT AN OPEN PROJECTION IN THE SIDE YARD WITH A SETBACK OF 4'-0" IN LIEU OF REQUIRED 15'-0"



OWNER: S. GOWDA & K. REDDY
NO. 4 DENBISON ST.
TIMONIUM, MD 21093
PH: (301) 252-1305
(301) 252-8687

91-204-XA

PLAN			
SPECIAL EXEMPTIONS & VARIANCE			
PADONIA CHILD CARE, INC.			
NO. 4 DENBISON ST. TIMONIUM, MD 21093			
DATE: 11/10/10	BY: S. GOWDA & K. REDDY	APPROVED: [Signature]	
DATE: 11/10/10		DATE: 11/10/10	